127.0	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	976,000	/	976,000
USE VALUE:	976,000	/	976,000
ASSESSED:	976,000	/	976,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVETT CHARLES J
Owner 2:	
Owner 3:	
Street 1:	177 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,908 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3513 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4908.000	578,900		397,100	976,000
Total Card	0.113	578,900		397,100	976,000
Total Parcel	0.113	578,900		397,100	976,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.83 | /Parcel: 277.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82118
GIS Ref	
GIS Ref	
Insp Date	11/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0004.0

!9866!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	579,000	0	4,908.	397,100	976,100	976,100	Year End Roll	12/18/2019
2019	105	FV	444,400	0	4,908.	397,100	841,500	841,500	Year End Roll	1/3/2019
2018	105	FV	444,400	0	4,908.	351,700	796,100	796,100	Year End Roll	12/20/2017
2017	105	FV	417,600	0	4,908.	295,000	712,600	712,600	Year End Roll	1/3/2017
2016	105	FV	417,600	0	4,908.	295,000	712,600	712,600	Year End	1/4/2016
2015	105	FV	373,600	0	4,908.	255,300	628,900	628,900	Year End Roll	12/11/2014
2014	105	FV	373,600	0	4,908.	246,700	620,300	620,300	Year End Roll	12/16/2013
2013	105	FV	388,200	0	4,908.	234,800	623,000	623,000		12/13/2012

PRINT

Date	Time
12/11/20	00:16:00

LAST REV

Date	Time
01/03/18	08:06:20

ekelly

USER DEFINED

Prior Id # 1:	82118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9866

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1174-61		7/15/1997		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2004	288	Siding	18,400	C		G6	GR FY06	vinyl

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	345	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
3/9/2005	Permit Visit	BR	B Rossignol
12/16/1999	Mailer Sent		
12/6/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4908		Sq. Ft.	Site		0	70.	1.16	8									397,069						397,100	

Total AC/HA:	0.11267	Total SF/SM:	4908	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	397,069	Spl Credit		Total:	397,100

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	3 Total: 3
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

TWO 20FT SHED DORMERS.

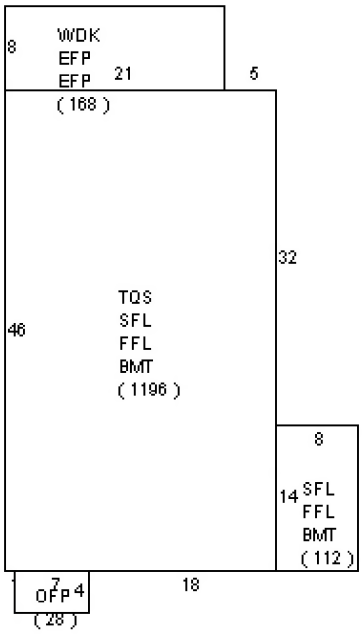
RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 17	BRs: 6	Baths: 3	HB

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	7	2	1
1	4	2	1
Totals			
3	17	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94888979
Const Adj.:	0.98990101
Adj $ / SQ:	159.682
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	786580
Depreciation:	207657
Depreciated Total:	578923

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.68
Special Features:	0	Val/Su Net:	108.14
Final Total:	578900	Val/Su SzAd	164.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	47.900	62,659
FFL	First Floor	1,308	159.680	208,864
SFL	Second Floor	1,308	159.680	208,864
TQS	3/4 Story	897	159.680	143,235
EFP	Enclos Porch	336	34.970	11,750
WDK	Deck	168	11.830	1,988
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	5,353			Total:	638,580
Size Ad	3513	Gross Are	5652	FinArea	3513

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	